



## Wichita-Sedgwick County Metropolitan Area Planning Department

October 6, 2021

Chris Alexander  
12718 W Hardtner Ct.  
Wichita, KS 67235

**RE: CON2021-00034:** County Conditional Use for Vehicle Storage Yard for RVs and Boats on property zoned RR Rural Residential (in the Goddard Area of Influence); generally located on the east side of South 199<sup>th</sup> Street West and within one block south of West 6<sup>th</sup> Street South (740 S 199<sup>th</sup> Street West).

Dear Applicant;

At its regular meeting on **October 6, 2021**, the Sedgwick County Board of County Commissioners considered the above captioned request. The action of the BoCC was to **APPROVE** the request subject to the following conditions:

1. The Vehicle Storage Yard shall comply with supplementary use regulations in Section III-D.6.mm of the Wichita-Sedgwick County Unified Zoning Code (listed above in this staff report).
2. The Vehicle Storage Yard shall be limited to the storage of operable boats and recreational vehicles only, and in no case shall it be used for sales, repair work, dismantling, or mechanical servicing of any vehicles or equipment, or for storage of materials or supplies.
3. The conditional use for Vehicle Storage Yard shall be permitted for 10 years. After such time, the Conditional Use shall expire. The property owner shall be able to renew the Conditional Use for subsequent 5-year periods by administrative adjustment by the Metropolitan Area Planning Department.
4. The storage area and all entrance/exit drives shall be surfaced with an all-weather surface that meets the approval of the Director of the Metropolitan Area Building and Construction Department (or other chief jurisdiction code enforcement officer) and shall be maintained in good condition and free of weeds, trash, and other debris.
5. A revised site/screening/landscape plan shall be submitted to the Planning Department for and approval prior to the issuance of any applicable licenses and/or building permits.
6. The site shall be development in substantial conformance to the approved site plan/screening/landscape plan.
7. The site shall be developed in conformance with all applicable federal, state, and local regulations.
8. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use; the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII hereof, may, with the concurrence of the Planning Director declare the Conditional Use null and void.

If you have any questions concerning this application, please contact our office at 268 4421.



**Wichita-Sedgwick County Metropolitan Area Planning Department**

August 20, 2021

Chris Alexander  
12718 W Hardtner Ct.  
Wichita, KS 67235

**RE: CON2021-00034:** County Conditional Use for Vehicle Storage Yard for RVs and Boats on property zoned RR Rural Residential (in the Goddard Area of Influence); generally located on the east side of South 199<sup>th</sup> Street West and within one block south of West 6<sup>th</sup> Street South (740 S 199<sup>th</sup> Street West).

Dear Applicant;

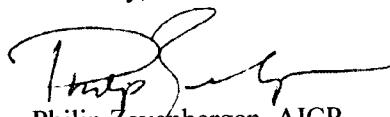
This letter is being sent to correct a mistake sent in the previous letter regarding the date by which protest petitions must be submitted to the County Clerk's office. The previous letter stated an incorrect date. Please make note of the corrected date below. I apologize for the mistake. The correct date gives more time for protest petitions to be received.

Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on September 2, 2021. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1000 feet of the property for which the application was filed, and must be submitted to the County Clerk by September 2, 2021 at 5:00 p.m.

If the application is protested, it will be scheduled for consideration by the Board of County Commissioners on Wednesday, October 6, 2021, beginning at 9:00 a.m. The Board of County Commissioners meeting will be held in the Sedgwick County Court House, Third Floor, 525 N. Main, Wichita, Kansas.

If you have any questions concerning this application, please contact our office at 268 4421.

Sincerely,



Philip Zevenbergen, AICP  
Associate Planner

Copies to: MABCD  
David Dennis, BoCC District 3  
Mark Savoy, 433 S Hydraulic, Wichita, KS 67211  
James and Vickie Strelow, 838 S 199<sup>th</sup> Street West, Goddard, KS 67052  
City of Goddard, Micah Scoggan, 118 North Main Street, Goddard, Kansas 67052-0667

Sincerely,



Philip Zevenbergen, AICP  
Senior Planner

Copies to:

MABCD  
David Dennis, BoCC District 3  
Mark Savoy, 433 S Hydraulic, Wichita, KS 67211  
James and Vickie Strelow, 838 S 199<sup>th</sup> Street West, Goddard, KS 67052  
City of Goddard, Micah Scoggan, 118 North Main Street, Goddard, Kansas 67052-0667

**CONDITIONAL USE RESOLUTION NO. 212-2021**

Date Adopted: October 6, 2021

Published on: October 20, 2021

**WHEREAS**, Chris Alexander, (Applicant) pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for Vehicle Storage Yard, on property zoned Rural Residential at 740 South 199<sup>th</sup> Street West, Goddard, and legally described as:

South 50 feet of the North 70 feet of the west 200 feet of the east 220 feet, Lot 2, Block 1, Lagaly 3<sup>rd</sup> Addition, Sedgwick County, Kansas.

**WHEREAS**, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

**WHEREAS**, the MAPC did, at the meeting of August 19, 2021, consider said application; and

**WHEREAS**, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for Vehicle Storage Yard, on property zoned Rural Residential at 740 South 199<sup>th</sup> Street West, Goddard,:

South 50 feet of the North 70 feet of the west 200 feet of the east 220 feet, Lot 2, Block 1, Lagaly 3<sup>rd</sup> Addition, Sedgwick County, Kansas.

**Case No. CON2021-00034**

1. The Vehicle Storage Yard shall comply with supplementary use regulations in Section III-D.6.mm of the Wichita-Sedgwick County Unified Zoning Code (listed above in this staff report).
2. The Vehicle Storage Yard shall be limited to the storage of operable boats and recreational vehicles only, and in no case shall it be used for sales, repair work, dismantling, or mechanical servicing of any vehicles or equipment, or for storage of materials or supplies.
3. The conditional use for Vehicle Storage Yard shall be permitted for 10 years. After such time, the Conditional Use shall expire. The property owner shall be able to renew the Conditional Use for subsequent 5-year periods by administrative adjustment by the Metropolitan Area Planning Department.
4. The storage area and all entrance/exit drives shall be surfaced with an all-weather surface that meets the approval of the Director of the Metropolitan Area Building and Construction Department (or other chief jurisdiction code enforcement officer) and shall be maintained in good condition and free of weeds, trash, and other debris.
5. A revised site/screening/landscape plan shall be submitted to the Planning Department for and approval prior to the issuance of any applicable licenses and/or building permits.
6. The site shall be development in substantial conformance to the approved site plan/screening/landscape plan.
7. The site shall be developed in conformance with all applicable federal, state, and local regulations.
8. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use; the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII hereof, may, with the concurrence of the Planning Director declare the Conditional Use null and void.

Commissioners present and voting were:

PETER F. MEITZNER  
SARAH LOPEZ  
DAVID T. DENNIS  
LACEY D. CRUSE  
JAMES M. HOWELL

Aye  
Aye  
Aye  
Aye  
Aye

Dated this 6<sup>th</sup> day of October, 2021.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

ATTEST:

[Signature]  
KELLY B. ARNOLD, County Clerk



[Signature]  
PETER F. MEITZNER, Chairman  
Commissioner, First District

[Signature]  
LACEY D. CRUSE, Chair Pro Tem  
Commissioner, Fourth District

APPROVED AS TO FORM:

[Signature]  
SARAH LOPEZ  
Commissioner, Second District

[Signature]  
JUSTIN M. WAGGONER  
Assistant County Counselor

[Signature]  
DAVID T. DENNIS  
Commissioner, Third District

[Signature]  
JAMES M. HOWELL  
Commissioner, Fifth District

# Affidavit of Legal Publication

STATE OF KANSAS )

ss.

County of Sedgwick )

Emily Gillihan, being first duly sworn, deposes and says: That he/she is Legal Manager of

## The Derby Informer

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

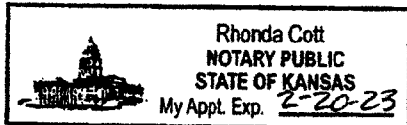
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 week the first publication thereof being made as aforesaid on the 28th day of July 2021, with subsequent publications being made on the following dates:

N/A

*Emily Gillihan*  
Legal Manager

Subscribed and sworn to before me this 28th day of July, 2021.

*Rhonda Cott*  
Notary Public



Legal Publication

OCA 150004

Published in The Derby Informer on July 28, 2021

### MAPC August 19, 2021 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, August 19, 2021 no earlier than 1:30 p.m. the Wichita Sedgwick County Metropolitan Area Planning Commission (Planning Commission) will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the Wichita Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

**CON2021-00031:** County Conditional Use for Vehicle Storage Yard for RVs and Boats on property zoned RR Rural Residential (in the Goodland Area of Influence); generally located on the east side of South 199th Street West and within one block south of West 6th Street South (740 S 199th Street West).

**CON2021-00038:** County Conditional Use to permit Rock Crusher on property zoned SF-20 Single-Family Residential, generally located on the east side of North 135th Street West and within one-half mile north of West 13th Street North.

**VAC2021-00032:** County request to vacate a portion of a platted utility easement on RR Rural Residential zoned property generally located a half mile north of East 39th Street South, a quarter mile west of South 159th Street East on the south side of East Hidden Estates Street.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the Wichita Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

**PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:**

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

**Submit Comments Ahead of Time**  
You can submit comments regarding items on the Planning Commission agenda

to the Wichita Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email, letter, video, and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	Planning@wichita.gov
Mailing Address	Wichita Sedgwick County Metropolitan Area Planning Department Attn: Scott Wallis 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

#### Participate Remotely

Please join my meeting from your computer, tablet or smartphone.  
<https://global.gotomeeting.com/join/651544141>  
You can also dial in using your phone.  
United States: +1 (571) 317-3112  
Access Code: 651-544-141

#### Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com  
Meeting ID: 651544141  
Or dial directly: 651544141@67.217.95.2 or 67.217.95.2#651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/651544141>

#### Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building; self-paid parking is available nearby; and COVID-19 protocols are in place. For more information please visit [www.wichita.gov/visit/hall](http://www.wichita.gov/visit/hall). The in-person option is primarily intended for those without other technology options and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on July 28, 2021

Scott Wallis, Secretary  
Wichita Sedgwick County  
Metropolitan Area Planning Commission

Official Hearing Notice - MAPC - August 19, 2021

Printer's Fee: \$48.44

Additional copies: \$ \_\_\_\_\_

# Affidavit of Legal Publication

STATE OF KANSAS )

ss.

County of Sedgwick )

Emily Gillihan, being first duly sworn, deposes and says: That he/she is Legal Manager of

### The Derby Informer

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

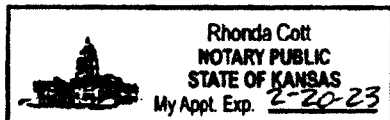
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 week the first publication thereof being made as aforesaid on the 20th day of October 2021, with subsequent publications being made on the following dates:

N/A

*Emily Gillihan*  
Legal Manager

Subscribed and sworn to before me this 20th day of October, 2021.

*Rhonda Cott*  
Notary Public



Conditional Use Resolution No. 212-2021

Printer's Fee: \$39.90

Additional copies: \$

Legal Publication  
(Published in The Derby Informer on October 20, 2021)

### CONDITIONAL USE RESOLUTION NO. 212-2021

Date Adopted: October 5, 2021  
Published on: October 20, 2021

WHEREAS, Chris Alexander, (Applicant) pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for Vehicle Storage Yard, on property zoned Rural Residential at 740 South 190th Street West, Goddard, and legally described as:

Lot 2, Block 1, Legacy 3rd Addition, Sedgwick County, Kansas.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of August 19, 2021, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use for Vehicle Storage Yard, on property zoned Rural Residential at 740 South 190th Street West, Goddard:

Lot 2, Block 1, Legacy 3rd Addition, Sedgwick County, Kansas.

### Case No. 2021-00004

1. The Vehicle Storage Yard shall comply with supplementary use regulations in Section M-D.6.1(m) of the Wichita-Sedgwick County Unified Zoning Code (stated above in this staff report).
2. The Vehicle Storage Yard shall be limited to the storage of operable boats and recreational vehicles only, and in no case shall it be used for sales, repair work, dismantling, or mechanical servicing of any vehicles or equipment, or for storage of outside or supplies.
3. The conditional use for Vehicle Storage Yard shall be permitted for 10 years. After such time, the Conditional Use shall expire. The property owner shall be able to renew the Conditional Use for subsequent 5-year periods by administrative adjustment by the Metropolitan Area Planning Department.
4. The storage area and all enclosed/semi-enclosed areas shall be surfaced with an all-weather surface that meets the approval of the Director of the Metropolitan Area Building and Construction Department (or other chief jurisdiction code enforcement officer) and shall be maintained in good condition and free of weeds, trash, and other debris.
5. A revised site/landscape plan shall be submitted to the Planning Department for and approved prior to the issuance of any applicable licenses and/or building permits.
6. The site shall be developed in substantial conformance to the approved site/landscape plan.
7. The site shall be developed in conformance with all applicable federal, state, and local regulations.
8. If the Zoning Administrator finds that there is a violation of any of the conditions of the

Conditional Use, the Zoning Administrator, in addition to enforcing the other provisions set forth in Section M-D.6.1(m), shall, with the concurrence of the Planning Director, declare the Conditional Use null and void.

Commissioners present and voting were:

PETER F. METZNER	ABSE
SARAH LOPEZ	ABSE
DAVID T. DENNIS	ABSE
LACEY D. CRUSE	ABSE
JAMES M. HOWELL	ABSE

Dated this 20th day of October, 2021.

### BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

PETER F. METZNER, Chairman  
Commissioner, First District

LACEY D. CRUSE, Chair Pro Tem  
Commissioner, Fourth District

SARAH LOPEZ  
Commissioner, Second District

DAVID T. DENNIS  
Commissioner, Third District

JAMES M. HOWELL  
Commissioner, Fifth District

ATTEST:

KELLY B. HOWELL, County Clerk

APPROVED AS TO FORM:

JUSTIN M. WINDGOMER  
Assistant County Counsel

CON 2021-00034

# SITE PLAN

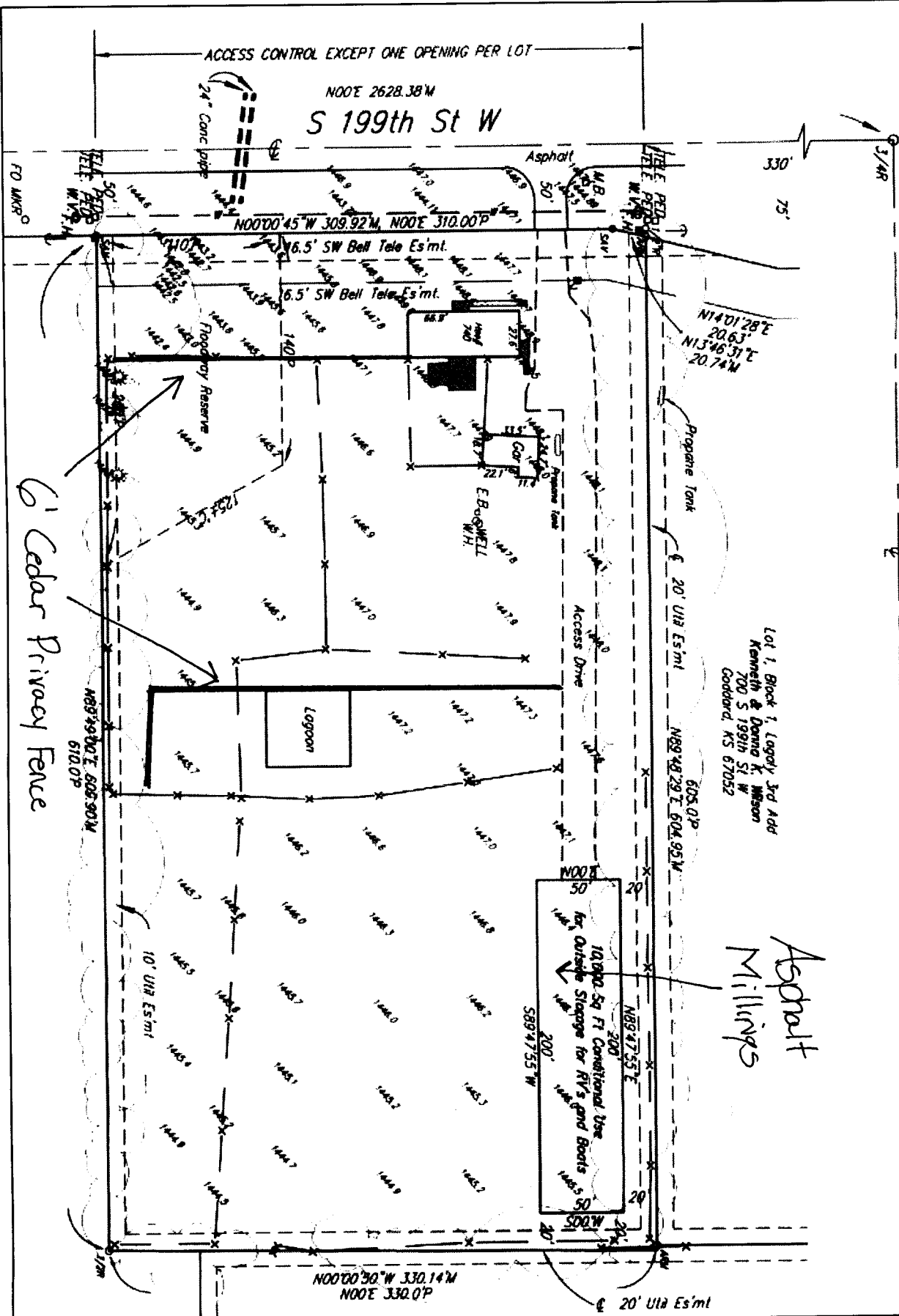
APPROVED

*[Signature]*

Maple St

Lot 1, Block 1, Lagoly 3rd Add  
Kenneth & Donna K. Wilson  
700 S 199th St W  
Caddo, KS 67052

Asphalt Millings



6' Cedar Privacy Fence